



WEATHERILL
Property Group
Your Property Matters

2 Queens Parade
Hove

East Sussex
BN3 8JG

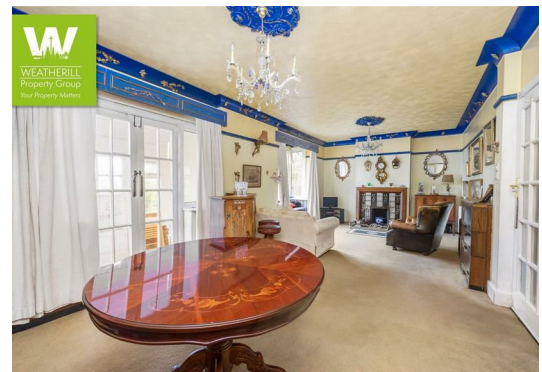
Tel: 01273 322766

Email: sales@wpgsussex.co.uk



42 Hangleton Road Hove BN3 7GE

A FANTASTIC OPPORTUNITY to acquire a SUBSTANTIAL semi-detached family home, offering SCOPE FOR ENLARGEMENT and IMPROVEMENT. The property has a WEST FACING REAR GARDEN, A PRIVATE DRIVEWAY AND GARAGE and is located close to Benfield Valley Nature Reserve.



Offers In The Region Of £475,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 3 DOUBLE BEDROOMS, A BATHROOM, A SEPARATE SHOWER ROOM, ADDITIONAL CLOAKROOM/WC, A RECEPTION HALLWAY, A LARGE LOUNGE/DINING ROOM AND A KITCHEN COMPLETE WITH AN AGA.

In terms of OUTSIDE SPACE, there is a FRONT GARDEN, a PRIVATE DRIVE AND GARAGE and a good sized WEST FACING REAR GARDEN.

The property requires a program of MODERNISATION AND REDECORATION, offering scope for further enlargement and improvement adding to the already EXISTING LOFT ROOM.

- A GOOD SIZED & WELL PROPORTIONED FAMILY HOME
- SCOPE FOR ENLARGEMENT & IMPROVEMENT
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS
- KITCHEN COMPLETE WITH AGA

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

LOWER GROUND FLOOR

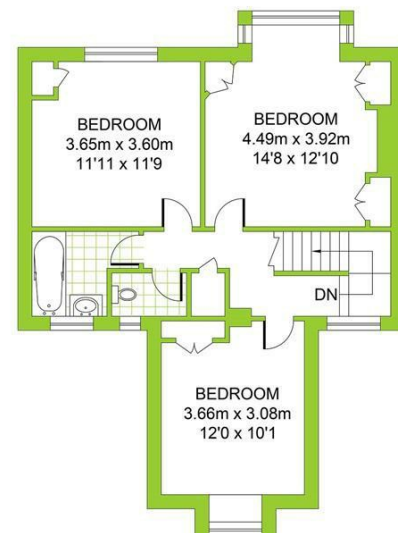
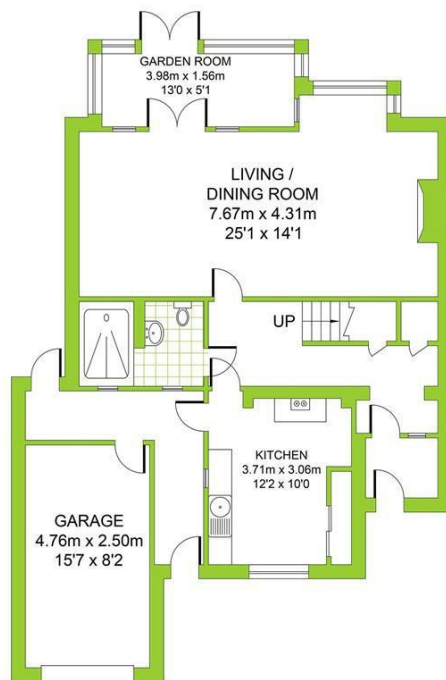
Approximate Gross Internal Area
6.33 sq m / 68.13 sq ft

GROUND FLOOR

Approximate Gross Internal Area
86.80 sq m / 934.30 sq ft

FIRST FLOOR

Approximate Gross Internal Area
54.85 sq m / 590.40 sq ft



HANGLETON ROAD

Total Area : 147.98m²= 1592.84ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
© Weatherill Property Group